



## CITY OF LODI COUNCIL COMMUNICATION

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**AGENDA TITLE:** Public Hearing to Consider Adopting Resolutions Approving the Final 2012/13 Action Plan for the Community Development Block Grant Program and the Section 108 Loan Guarantee Program Application.

**MEETING DATE:** May 2, 2012

**PREPARED BY:** Community Development Director

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**RECOMMENDED ACTION:** Public hearing to consider adopting Resolutions approving the Final 2012/13 Action Plan for the Community Development Block Grant Program and the Section 108 Loan Guarantee Program Application.

**BACKGROUND INFORMATION:** The 2012/13 Action Plan is the annual implementing document that provides a detailed description of each activity proposed for the fiscal year, as well as the City's CDBG budget and goals for the fiscal year.

The City will receive \$630,001 in CDBG funds from the federal government for the coming fiscal year, a 6.7 percent reduction from 2011/12. That annual allocation is being supplemented with an additional \$111,540 in Program Income, for a total funding amount for 2012/13 of \$741,541.

As per federal regulations, the draft Action Plan documents that were approved by the City Council on March 21, 2012, have been available for public review and comment the past 30 days. During that period, one letter was received from the Lodi community voicing support for the funding of the Spay/Neuter Program. That letter, which is attached to this staff report as Exhibit A, will be incorporated into the Annual Action Plan document which will be forwarded for approval as submitted. The City Council should authorize staff to make minor changes to the Consolidated Plan documents in response to comments received and deemed necessary by the U.S. Department of Housing and Urban Development.

CDBG funds can be used for a wide range of community development projects as long as they meet a national objective. The national objectives are 1) to address the needs of low- to moderate-income persons, 2) to eliminate slum or blighted conditions, and 3) to resolve an urgent need. During the program year that begins July 1, 2012, the City plans to fund public facilities improvements, infrastructure, public services, program administration, and removal of material and architectural barriers which restrict the mobility and accessibility of elderly or handicapped persons to publicly-owned and privately-owned buildings, facilities, and improvements, removal of material and architectural barriers which restrict the mobility and accessibility of elderly or handicapped persons to publicly-owned and privately-owned buildings, facilities, and improvements.

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APPROVED:

A handwritten signature in black ink, appearing to read "Konradt Bartlam".

Konradt Bartlam, City Manager

### **CDBG Funding Recommendations**

Funding recommendations for the following categories: Planning & Administration, City projects, City service programs, community-based organization (CBO) projects, and CBO service programs, are listed below, with additional detail on the applicants and recommendations in Exhibit B (Summary of Final 2012/13 Recommendations) and Exhibit C (Distribution of 2012/13 CDBG Allocation and Reallocation of Program Income).

PROGRAM ADMINISTRATION \$126,000

CITY CAPITAL PROJECTS (\$365,041)

- ADA Retrofit Improvements (\$290,041)
- Hale Park Sport Court Resurfacing (\$75,000)

CITY SERVICE PROGRAMS (\$75,000)

- Spay/Neuter Program (\$25,000)
- Graffiti Abatement (\$50,000)

CBO CAPITAL PROJECTS (\$135,000)

- LOEL Center – Demo 125 S. Washington (\$120,000)
- Lodi House – Window Replacement (\$15,000)

CBO SERVICE PROGRAMS (\$40,414)

- San Joaquin Fair Housing – Fair Housing Services (\$17,914)
- Second Harvest Food Bank - Food Assistance Programs (\$7,500)
- Salvation Army – Food Programs (\$15,000)

The Action Plan document, which is attached as Exhibit D, must be adopted and submitted to HUD no later than May 15, 2012 in order to receive funding beginning July 1, 2012.

### **Section 108 Loan Authorization**

One other element of the 2012/13 Annual Action Plan is the authorization for the City to pursue an application for a Section 108 Loan from HUD for ADA Improvements at the Grape Bowl facility.

For the Grape Bowl Project, an estimated \$808,856 worth of the public facility improvements have been identified as potentially eligible for CDBG funding as removal of architectural barriers to accessibility within that facility.

Section 108 is the loan guarantee provision of the Community Development Block Grant (CDBG) program that provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects. Section 108 loans are not risk-free, however; local governments borrowing funds guaranteed by Section 108 must pledge their current and future CDBG allocations to cover the loan amount as security for the loan. Additional security will also be required to assure repayment of guaranteed obligations. The additional security requirements will be determined on a case-by-case basis, but could include assets financed by the guaranteed loan.

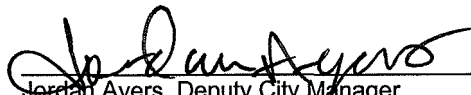
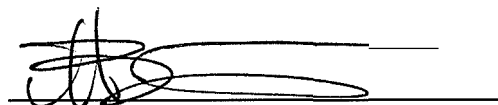
The maximum repayment period for a Section 108 loan is 20 years. However, based upon previous City Council direction, this loan application specifies a loan term of 15 years and requests that the annual principle and interest payment installments of approximately \$67,000 be drawn directly from the City's annual CDBG entitlement allocation each year, beginning with the 2013/14 allocation. It is intended that the annual loan payments will be drawn against the City's 60 percent set-aside of available funds and not adversely impact the funding available for community-based organizations.

The Section 108 application, which is attached as Exhibit E, also clarifies that in the event that CDBG funds are no longer available for repayment of the Section 108 loan, the City pledges its General Fund as the alternative source for repayment, following the same repayment schedule identified for the CDBG funds.

**FISCAL IMPACT:** CDBG are federal funds. Capital improvements allow for maintenance costs to be reduced. Administration costs are paid via a 20 percent set-aside of the grant funds.

The application to the Section 108 Loan Guarantee Program for the Grape Bowl Improvement Project commits up to \$67,000 of the City's annual allocation of CDBG funds from 2013 through 2028 toward the repayment of that loan, and further pledges the City's General Fund as an alternative source in the event CDBG Program funds are no longer available.

**FUNDING AVAILABLE:** 2012/13 Community Development Block Grant  
Section 108 Loan Guarantee Program

  
Jordan Ayers, Deputy City Manager  
Konradt Bartlam  
Community Development Director

KB/jw

Attachments:

- Exhibit A – Public Comment letter
- Exhibit B – Summary of Final 2012/13 Recommendations
- Exhibit C – Distribution of 2012/13 Allocation and Reallocation of Program Income
- Exhibit D – 2012-13 Final Annual Action Plan
- Exhibit E – Section 108 Loan Guarantee Program application

**EXHIBIT A**

**PUBLIC COMMENT  
ON 2012/13 ANNUAL ACTION PLAN**

**FROM DAN CROWNOVER**

-----Original Message-----

**From:** Dan and Lorraine Crownover [mailto:dlcrownover@comcast.net]

**Sent:** Tuesday, April 03, 2012 1:36 AM

**To:** Randi Johl

**Subject:** CDBG Grant allocation for the City of Lodi Spay and Neuter program 2011-2012.

Randi Johl, City Clerk. Please forward this to Mayor Mounce, the Lodi City Council members, the City Manager, City Attorney, Joseph Wood, Communications Director, Chief of Police, and Lt. Steve Carillo.

Lady and gentlemen, several shirt sleeve meetings ago I stood up to put a plug in for the Lodi Spay and Neuter program because it had just ran out of money. I have never been good at public speaking (which has not changed), so I missed some points that I had hoped to make, and I was not sure that my concerns were appropriate to be brought up in that particular meeting. I will not bore you with with major un-necessary details as I know you all are overloaded with your day to day responsibilities.

I sent the City Council a long email about a year ago to express my thanks for the generous allocation of CDBG money for the spay and neuter program, and I stated that I felt that it was sufficient to make progress on the goal of the program which for the cat part is to work towards the reduction of the feral cats (free roaming including abandoned and stray homeless cats), thereby reducing the euthanasia rate in the Lodi Animal Shelter. The reason that the money was depleted early is that ACT Clinic, who performed spays on female feral cats for \$30.00 (whether in heat or pregnant or not), and neuters for male feral cats, with Lodi CDBG vouchers. Incidentally, this was done at less than cost due to their dedication to **eventually** reducing the euthanasia rates for cats to "no kill" ratings.

Due to a suspected problem that amounted to a small amount of money, and a technicality, ACT Clinic was no longer allowed to process Lodi vouchers for at least one year. The local Veterinarians would not do the work for even the amount covered on the vouchers at the time (\$42.00), so the vouchers were increased to \$52.00 for feral cats. Here's the math: For \$15,000, you can fix 500 cats for \$30.00 each or you can fix 288 cats for \$52.00. That move shot the Lodi CDBG spay and neuter program in it's own foot and now we are in the peak of the first breeding and kitten season with no help. Most trappers can't afford to pay for the spay and neuter process, however some of us are still digging deep in our pockets to keep some progress going.

In 2010 Calendar year, the Lodi Animal Shelter euthanized 975 cats (3.53 per day that the shelter was open). Note: Estimated 23 days per month.  
In 2011 calendar year, the Lodi Animal Shelter euthanized 672 cats (2.43 per day that the shelter was open).

I fear that the last few years progress that has been made will be for nothing if we go another three months without vouchers (until the 2012-2013 period begins).

That is too many cat lives taken!

The statistics in comparison to other local area cities look pretty good but, they are done using a intake versus euthanasia count. To compare these statistics is not a good way to see the real picture due to the size and population of the city's and that the intake is not a constant due to the difference in the number of animal services officers, number of trappers, etc. The real picture is in the count, not the percentage.

If there is any reallocation money that can be applied to the spay and neuter program, it would really be appreciated.

I sincerely hope that ACT Clinic will be allowed to save the City of Lodi money in the near future, as getting the best bang for the buck is important.

Your consideration is appreciated.

Dan Crownover

Dan and Lorraine Crownover  
dlcrownover@comcast.net  
209-747-9364

## Summary of Final 2012/13 Funding Recommendations

Project - Organization	Project Description	Draft Recomm.	Final Recomm.
<b>Program Administration</b> Community Development Dept.	Overall program management, coordination, monitoring, evaluation, planning and promotion of CDBG activities.	\$126,000	\$126,000
<b>City Projects</b>			
<b>ADA RetroFit Improvements</b> Public Works Department	Install ADA-accessible curb ramps/walkways, ADA-compliant parking stalls and other path-of-travel and accessibility improvements at City-owned facilities and at various intersections to comply with ADA standards.	\$290,041	\$290,041
<b>Hale Park Sport Court Resurfacing</b> Parks & Recreation Dept.	Renovation and resurfacing of existing sport court surface at Hale Park.	\$75,000	\$75,000
<b>City Services</b>			
<b>Spay and Neuter Program</b> Animal Services	Continue the Spay/Neuter Program that offers free spay/neuter services to feral cats and cats and pit bulls owned by low-income households. Animals are also given a rabies shot if needed.	\$25,000	\$25,000
<b>Graffiti Abatement</b> Public Works	Abate graffiti on public and private properties in the CDBG Target Areas.	\$50,000	\$50,000
<b>CBO Projects</b>			
<b>Demolition of 125 S. Washington</b> LOEL Center & Gardens	Demolition, grading and fencing of site. Interim use will be vegetable garden for LOEL Center. Next phase of development to include either additional parking for LOEL facility or a senior housing project.	\$120,000	\$120,000
<b>Window Replacement Project</b> Lodi House	Retrofit of new energy-efficient windows at transitional housing facility.	\$15,000	\$15,000
<b>CBO Services</b>			
<b>Fair Housing Services</b> San Joaquin Fair Housing	Provide required fair housing services, including telephone hotline for tenants and landlords, investigation of complaints, and fair housing testing.	\$17,914	\$17,914
<b>Food Assistance Programs</b> Second Harvest Food Bank	Provide support for the administration of the Food Assistance and Senior Brown Bag Programs.	\$7,500	\$7,500
<b>Food Programs</b> Salvation Army - Lodi Corp	Expansion of services to needy families and individuals through the Community Dining Hall and the Emergency Food Distribution, Christmas Boxes, and No Child Left Hungry Programs.	\$15,000	\$15,000
<b>TOTAL FUNDING</b>			<b>\$741,455</b>

**DISTRIBUTION OF  
2012/13 CDBG ALLOCATION AND REALLOCATION OF PROGRAM INCOME**

<b>2012/13 CDBG Allocation</b>	\$630,001				
<b>Program Administration (20%)</b>	(\$126,000)				
<b>Adjusted Balance</b>	\$504,001	<b>2012/13 CDBG Allocation</b>		<b>Cap Distribution</b>	
<b>Reallocated Program Income from Urban County</b>	\$111,540	60% City Set-Aside	40% CBO Set-Aside	15% Public Services	Reallocated PI
<b>Total Funding Available</b>	<b>\$615,541</b>	<b>\$369,325</b>	<b>\$246,216</b>	<b>\$115,414</b>	<b>\$111,540</b>
<b>City Projects</b>					
ADA Improvements	\$224,325	\$290,127			
Hale Park Sport Court Resurfacing	\$75,000	\$75,000			\$75,000
<b>City Service Programs</b>					
Spay/Neuter Program	\$25,000	\$25,000		\$25,000	
Graffiti Abatement	\$50,000	\$50,000		\$50,000	
<b>CBO Projects</b>					
LOEL Center - Demo 125 S. Washington	\$105,000		\$120,000		\$21,540
Lodi House - Window Replacement Project	\$13,000		\$15,000		\$15,000
<b>CBO Service Programs</b>					
Fair Housing (94)	\$18,000		\$17,914	\$17,914	
Second Harvest Food Bank (94)	\$10,000		\$7,500	\$7,500	
Salvation Army - Food Programs (94)	\$20,000		\$15,000	\$15,000	
EFB - Mobile Farmer's Market (89)	\$1,500				
Share Homes - Counseling (82)	\$20,000				
EFB - Farm to Family Program (82)	\$5,000				
Comm. Partnership - Family Support (82)	\$15,000				
EI Concilio - Sunrise Program (77)	\$15,000				
		\$440,127	\$175,414	\$115,414	\$111,540
		(\$70,802)	\$70,802		



# **2012-13 ANNUAL ACTION PLAN**

## **City of Lodi**

**Community Development Block Grant  
(CDBG) Program**

**May 2, 2012**



**EXHIBIT D**

# 2012-13 ACTION PLAN

## I. EXECUTIVE SUMMARY

The 2012-13 Action Plan is a one-year plan to address housing and community development needs in the City of Lodi, with a particular focus on the needs of and low-income households. This is the fourth year of the implementation of the five-year Consolidated Plan. Both the Consolidated Plan and the Action Plan are implemented by the Neighborhood Services Division in the Community Development Department.

The City estimates that it will receive \$630,001 from the federal Community Development Block Grant (CDBG) program. Unexpended prior year funds to be used in the 2012-13 program year are estimated to be \$779,969. This includes \$111,540 in uncommitted program income and \$358,629 made available through the Urban County as part of the separation agreement. The City also plans to apply for a Section 108 loan for the Grape Bowl improvements. The estimated loan amount is \$700,000. The total CDBG funding estimated to be available in the 2012-13 program year is \$2,109,970.

The City plans to meet its community development and housing needs by also applying for other grant funding sources, including HOME and CalHome funds available through the California Department of Housing and Community Development.

City staff encouraged citizen participation throughout the Action Plan process. This included consulting local organizations, holding public meetings, and encouraging public comment during the public review period. Using research and input from the public, City staff formulated the objectives and outcomes that are briefly described below.

## OBJECTIVES

The City's key objectives for the 2012-13 funding period include the following:

- Improve the ability of elderly and disabled residents to access their homes, the City's public facilities, and City streets and sidewalks;
- Increase the supply of affordable housing;
- Improve the condition of the City's housing stock;
- Improve public facilities benefitting low-income areas and targeted low-income populations;
- Remove blighting influences in low-income areas;
- Support community organizations to make improvements to their facilities; and
- Assist community-based organizations to provide fair housing and basic needs programs to target-income residents.

# 2012-13 ACTION PLAN

## OUTCOMES

### Housing

The City will improve accessibility and safety in the home for disabled persons through the continuation of the Home Accessibility Modifications program operated by DRAIL. New affordable housing units will be produced by the Tienda Drive senior housing project which is expected to complete this year. The City will improve the City's housing stock by implementing a Housing Rehabilitation Program.

### Public Facilities

Barriers to the disabled and elderly will be removed as part of several public facility and right-of-way improvement projects. Public facility improvements will also benefit low-income areas and target populations (elderly, homeless and disabled), and remove blighting influences.

### Public Services

Public service programs will reduce blight, reduce hazards to health and safety, and meet basic needs.

## LEAD AGENCY

The Neighborhood Services Division, within the Community Development Department, serves as the lead agency for the administration of CDBG funds. Questions regarding this Action Plan should be directed to the staff within this division at:

CDBG Program Administrator  
City of Lodi  
221 W. Pine Street, PO Box 3006  
Lodi, CA 95241  
209-333-6711

## PUBLIC REVIEW AND COMMENT

This plan was made available for public review during a public comment period from April 2, 2012 to May 2, 2012. A public notice announcing its availability was published in the *Lodi News-Sentinel* on March 2, 2012. Public hearings on the Action Plan were held on March 21 and May 2, 2012 at the Lodi City Council meeting. Public comment received is summarized in Appendix D.

## II. INTRODUCTION

The U.S. Department of Housing and Urban Development (HUD) requires all government entities receiving federal Community Development Block Grant (CDBG) funds to prepare an annual Action Plan. The Action Plan outlines funding priorities and discusses how activities will meet the community needs identified in the 2009-2014 Consolidated Plan. The activities described in this Action Plan are proposed to be undertaken during the period between July 1, 2012 and June 30, 2013. Some activities such as facility and right-of-way improvements may take longer to complete.

# 2012-13 ACTION PLAN

The major objectives of activities undertaken during the 2012-2013 funding year will be to:

- Improve the ability of elderly and disabled residents to access their homes, the City's public facilities, and City streets and sidewalks;
- Increase the supply of affordable housing;
- Improve the condition of the City's housing stock;
- Improve public facilities benefitting low-income areas and targeted low-income populations;
- Remove blighting influences in low-income areas;
- Support community organizations to make improvements to their facilities; and
- Assist community-based organizations to provide fair housing and food assistance programs to target-income residents.

## RESOURCES

The City estimates that it will receive \$630,001 from the federal Community Development Block Grant (CDBG) program as it's entitlement amount. The City currently expects to have a balance of \$779,969 in prior year funds that will be available in the 2012-13 year.

Of the prior year funds, the City estimates \$111,540 in un-committed 2011-12 program income. This Action Plan will allocate that program income. This program income was received from San Joaquin County as part of the City's separation from the Urban County CDBG program. The City does not expect to receive any program income in 2012-13.

Previously allocated unexpended prior year funds to be used in the 2012-13 program year are estimated to total \$668,429. This consists of prior year projects that are currently underway but planned to be completed in 2012-13, and new planned projects.

The City is planning to receive \$358,629 in late 2011-12 from San Joaquin County as part of the City's separation from the Urban County CDBG program. As of the date of this plan, those funds have yet to be transferred from the County to the City. The City expects those funds to be available in May, 2012 and partially expended before July 1, 2012.

The City also plans to apply for a Section 108 loan for the Grape Bowl improvements. The estimated loan amount is \$700,000. Staff will begin the application process with the approval of this Action Plan. Funding would be expected in August of 2012.

# 2012-13 ACTION PLAN

The total CDBG funding estimated to be available in the 2012-13 program year is \$2,109,970.

The City also plans to meet its community development and housing needs by applying for other grant funding sources, including HOME and CalHome funds available through the California Department of Housing and Community Development.

## III. ACTIVITIES TO BE UNDERTAKEN

The activities to be undertaken during fiscal year 2012-13 are summarized in **Table 1**. For each activity, the one-year accomplishment and the amount of CDBG funding allocated are identified. The majority of activities identified are expected to be completed no later than June 30, 2013.

The City used a rating tool to make project recommendations. Consideration was given to a variety of thresholds that projects must meet to comply with CDBG objectives, including meeting one of the national objectives and addressing one of the community priorities set out in the Consolidated Plan. The rating system also took into account activity need and justification, cost reasonableness and effectiveness, activity management and implementation, experience with similar activities, past performance, leveraged funds, and completeness of the application. Project recommendations were for those projects determined most likely to be successful and maintain compliance with CDBG regulations.

# 2012-13 ACTION PLAN

**TABLE 1**  
**Proposed CDBG Activities and Projects**  
**Program Year 2012-13**

ID	Activity Name	Activity Description	Output	Funding
<b>Housing</b>				
11-09	Home Accessibility Modifications (DRAIL)	Home modifications for disabled persons.	2 households	\$2,000
11-10	Tienda Drive Senior Housing	Land acquisition for senior housing.	80 housing units	\$78,000
11-12	Housing Rehabilitation Program	Rehabilitation of owner-occupied housing. Grants and loans to LMI households.	4 households	\$100,629
<b>Public Facilities</b>				
11-02	2011-12 Right of Way Accessibility Improvements	Remove barriers to accessibility in existing right-of-way. Targeted to LMI areas.	4 locations	\$80,000
11-03	Grape Bowl Accessibility Improvements	Remove barriers to accessibility in the Grape Bowl stadium.	1 public facility	\$835,001*
11-11	2011-12 Alley Improvements	Alley reconstruction to facilitate storm drainage. Targeted to LMI areas.	2 locations	\$272,800
12-02	2011-12 Right of Way Accessibility Improvements	Remove barriers to accessibility in existing right-of-way. Targeted to LMI areas.	4 locations	\$290,041
12-03	Hale Park Sport Court Resurfacing	Public park improvement in an LMI area.	1 public facility	\$75,000
12-04	LOEL Center - Demo 125 S. Washington	Demolition and community garden at a senior services facility.	1 public facility	\$120,000
12-05	Lodi House - Window Replacement Project	Window replacement in a homeless shelter facility.	1 public facility	\$15,000
<b>Public Services</b>				
12-06	Graffiti Abatement	Remove graffiti on public and private property in target areas.	800 instances addressed	\$50,000
12-07	Second Harvest Food Bank	Provide food assistance to low-income families.	4,650 persons assisted	\$7,500
12-08	San Joaquin Fair Housing	Provide fair housing assistance and education.	564 persons assisted	\$17,914
12-09	Spay/Neuter Program	Provide free spay/neuter services to feral cats and pets of low-income pet owners.	150 persons assisted (LMC) 150 cats neutered (LMA)	\$25,000
12-10	Salvation Army	Food programs	3,750 households assisted	\$15,000

# 2012-13 ACTION PLAN

## Planning and Administration

12-01	Planning and Administration	Provide general administration of the CDBG program, including all planning and reporting activities.	1 year of program administration	\$126,000
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\*Includes Section 108 Loan Funding

## HOUSING

### Home Accessibility Modifications

Provide free or low-cost assistance to disabled renters or homeowners in need of accessibility modifications. This program will be implemented by the Disability Resource Agency for Independent Living (DRAIL). Accessibility modifications will be made by program staff or by a licensed contractor. This is a continuation of a 2011-12 activity.

<b>Output:</b>	2 households assisted
<b>Outcome Category:</b>	Accessibility for the purpose of creating suitable living environments
<b>Goals Addressed:</b>	CD-3, HS-4
<b>Funding:</b>	\$2,000 prior year CDBG

### Tienda Drive Senior Housing Project

In 2011-12, the City provided funding to Eden Housing, a non-profit housing developer, in order to purchase land along Tienda Drive for an affordable senior housing development. Eden Housing has acquired the land, and will secure final funding for construction in 2012-13. The apartment complex will have 80 units of senior housing in two phases, with the first being completed by 2013 and the second completed by 2016. This is a continuation of a 2011-12 activity.

<b>Output:</b>	80 units constructed
<b>Outcome Category:</b>	Affordability for the purpose of providing decent affordable housing
<b>Goals Addressed:</b>	HS-1
<b>Funding:</b>	\$78,000 prior year CDBG

### Housing Rehabilitation Program

The City will implement a single-family owner-occupied housing rehabilitation program. The program will be citywide. Assistance will be limited to low-income households.

<b>Output:</b>	4 homeowners assisted
<b>Outcome Category:</b>	Affordability of Decent Housing
<b>Goals Addressed:</b>	HS-2
<b>Funding:</b>	\$100,629 prior year CDBG

# 2012-13 ACTION PLAN

## PUBLIC FACILITIES

### 2011-12 Right-of-Way Accessibility Improvements

Removal of barriers to accessibility in the existing public right-of way. Improvements will be exclusive to Low-Moderate Income Areas. This may include curb cuts, installation or widening of sidewalks, and transition ramps. This is a continuation of a 2011-12 activity.

**Output:** Improvements at four locations

**Outcome Category:** Accessibility for the purpose of providing a suitable living environment

**Goals Addressed:** CD-6

**Funding:** \$80,000 prior year CDBG

### Grape Bowl ADA Improvements

Make ADA improvements to the Grape Bowl to remove barriers to accessibility. Improvements will include create an at-grade entrance to the field's west end, new ticket booth and concession stands, and restroom upgrades. This is a continuation of a 2011-12 activity.

**Output:** 1 public facility improvement completed

**Outcome Category:** Accessibility for the purpose of providing a suitable living environment

**Goals Addressed:** CD-6

**Funding:** \$ 135,001 prior year CDBG  
\$700,000 Section 108 loan proceeds  
\$835,001 Total

### 2011-12 Alley Drainage Improvements

Reconstruct two alleys in LMI areas to increase accessibility and drainage. Storm drain facilities will be added and the alleys will be resurfaced. Improvements will be in LMI Areas. This is a continuation of a 2011-12 project.

**Output:** 2 public facility improvement completed

**Outcome Category:** Accessibility for the purpose of creating suitable living environments

**Goals Addressed:** CD-1

**Funding:** \$272,799 prior year CDBG



# 2012-13 ACTION PLAN

## 2012-13 Right-of-Way Accessibility Improvements

Removal of barriers to accessibility in the existing public right-of way. Improvements will be exclusive to Low-Moderate Income Areas. This may include curb cuts, installation or widening of sidewalks, and transition ramps.

**Output:** Improvements at four locations

**Outcome Category:** Accessibility for the purpose of providing a suitable living environment

**Goals Addressed:** CD-6

**Funding:** \$290,041 CDBG

## Hale Park Sport Court Resurfacing

This will repair the sport court at Hale Park. This is an improvement to a public park in an LMI area.

**Output:** 1 public improvement

**Outcome Category:** Sustainability of Suitable Living Environment

**Goals Addressed:** CD-1

**Funding:** \$75,000 prior year CDBG

## LOEL Center - Washington Street Improvements – Phase 1

As part of a phased project to make improvements to the LOEL Senior Center, this will demolish an existing structure on the site, construct a community garden, and secure the lot. The entire project contemplates the expansion of the LOEL Center or the development of affordable senior housing. LOEL provides services to seniors. The LOEL Center is located in an LMI area.

**Output:** 1 public facility improvement

**Outcome Category:** Availability/Accessibility of Suitable Living Environment

**Goals Addressed:** CD-5, CD-6

**Funding:** \$21,540 prior year CDBG  
\$98,460 2012-13 CDBG  
\$120,000 total

## Lodi House - Window Replacement Project

Improvements to the Lodi House to consist of replacing windows. The Lodi House is a shelter for homeless women and children. Window replacement will improve energy efficiency and reduce the cost of operations.

**Output:** 1 facility improvement

**Outcome Category:** Availability/Accessibility of Suitable Living Environment

**Goals Addressed:** CD-6

# 2012-13 ACTION PLAN

**Funding:** \$15,000 prior year CDBG

## PUBLIC SERVICES

### Graffiti Abatement

The Graffiti Abatement Program will remove graffiti on public and private properties located in target areas. Staff will remove graffiti by pressure-washing the structure or by painting over it. The goal of the program is to preserve neighborhood property values and maintain the housing stock in target areas.

**Output:** 800 instances of graffiti removed

**Outcome Category:** Accessibility for the purpose of creating suitable living environments

**Goals Addressed:** CD-1, HS-2

**Funding:** \$50,000

### Second Harvest Food Bank

Provide funding to Second Harvest Food Bank to purchase foods that are not typically donated to the food bank (e.g., meat and dairy products).

**Output:** 4,650 persons assisted

**Outcome Category:** Accessibility for the purpose of creating suitable living environments

**Goals Addressed:** CD-3

**Funding:** \$7,500

### San Joaquin Fair Housing

San Joaquin Fair Housing provides fair housing services, such as housing discrimination and tenant/landlord law hotline, complaint investigation, and outreach and education through public forums.

**Output:** 564 persons assisted

**Outcome Category:** Accessibility for the purpose of creating suitable living environments

**Goals Addressed:** HS-4

**Funding:** \$18,000

# 2012-13 ACTION PLAN

## Spay/Neuter Program

Offer a spay/neuter program for feral cats trapped and released in target areas and pets (cats and pit bulls) owned by low-income households. Feral program is limited to LMI areas of the City.

<b>Output:</b>	150 persons assisted (low-income households) 150 cats neutered (low-income areas)
<b>Outcome Category:</b>	Accessibility for the purpose of creating suitable living environments
<b>Goals Addressed:</b>	CD-1, CD-3
<b>Funding:</b>	\$25,000

## Salvation Army Food Programs

The City will provide funding for the local Salvation Army's meals and emergency food pantry programs. These include its Community Dining Hall at Hope Harbor, weekly bags and boxes of food, Christmas boxes, No Child Left Hungry, and meals at Youth Programs.

<b>Output:</b>	3,750 households assisted
<b>Outcome Category:</b>	Availability/Accessibility of Suitable Living Environment
<b>Goals Addressed:</b>	CD-3, CD-4
<b>Funding:</b>	\$15,000

## PLANNING AND ADMINISTRATION

### CDBG Administration

The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) training, program set-up, reporting, planning, and subrecipient training and monitoring.

<b>Output:</b>	Administration of the CDBG program
<b>Goals Addressed:</b>	PA-1
<b>Funding:</b>	\$126,000

## GEOGRAPHIC DISTRIBUTION

### Target Area Distribution

Geographic distribution is predicated, for the most part, on the nature of the activity to be funded. **Exhibit "A"** shows the proposed projects to be funded in program year 2012-13 in relation to the City's target areas. Not all of the activities funded through the CDBG program are shown in **Exhibit "A"**, since some are community-wide.

# 2012-13 ACTION PLAN

## Minority Area Distribution

The City of Lodi strives to make all of its programs available to eligible target-income residents regardless of sex, race, religious background, disability, or other arbitrary factors. As a result, many programs, including fair housing, employment, youth, and senior services, will be available to residents citywide. Programs with a specific location are located in areas with varying levels of minority concentration. Table 1 details the proposed projects for the City of Lodi; of these, the majority are available on a citywide basis.

A racial/ethnic concentration is considered to exist when a racial/ethnic group's percentage in a certain area is greater than that of the group's overall population percentage in the community. A high concentration is present when the group's population in an area is double or more the group's percentage representation in the community.

There are nine areas of overall minority concentration in Lodi. Please see "Exhibit "B" for a map of proposed activities in relation to areas of minority concentration. These areas will benefit from programs administered at City Hall which are available to residents throughout the community. The majority of projects (services and facility improvements) will occur at existing facilities in the City which serve all areas and residents of the City. No requests for funding were received from service providers that would principally benefit areas with a minority concentration.

## IV. OTHER INFORMATION

### HOMELESS AND OTHER SPECIAL NEEDS POPULATIONS

The City's strategy related to the needs of the homeless, those at risk of homelessness, and other special needs populations involves the funding of supportive services in Lodi or regional services, such as fair housing counseling or food assistance services. The City also assists with construction needs of emergency shelter and transitional housing facilities.

Currently, many homeless services are available in Lodi through the Salvation Army, and the City will continue to work closely with the Salvation Army and other organizations to determine how the needs of the homeless population can be met. In 2012-13, the City will fund improvements to Lodi House. Lodi House is a home for formerly homeless women with families transitioning from shelters to stable housing. In recent years, the City has also provided substantial funding to the Salvation Army for both their emergency shelter and transitional housing facilities.

In addition to facility improvement, the City will fund programs and services to assist its homeless and special needs populations in 2012-13. These include the following:

- Food assistance programs, through the public services grants to Salvation Army and the Second Harvest Food Bank;

# 2012-13 ACTION PLAN

- Home accessibility modifications that increase the ability of individuals to secure safe and decent housing meeting their needs, through partnership with DRAIL; and
- Fair housing services provided by San Joaquin Fair Housing.

A City staff representative regularly attends “A Hand Up” homeless committee, which brings together the region’s homeless service providers and advocates to consider the best ways to address homelessness. The meetings help to ensure that there is little duplication of services, increasing the effectiveness of a limited amount of funding.

In addition, the City’s Housing Element includes several programs that provide for the development of affordable housing and removal of constraints to the placement of emergency shelters.

## ADDRESSING OBSTACLES TO MEETING UNDERSERVED NEEDS

While there are several constraints to meeting the needs of target-income residents (please refer to the Consolidated Plan for a detailed list), the primary obstacle to meeting the needs of target-income residents is that there is a lack of funding to fully address all needs. The economic challenges facing the nation have forced many non-profits to cut services at a time when governmental entities and others are least able to provide them. The City attempts to address significant and rising levels of need by evaluating leveraged funds in grant application review, as well as by directly funding several programs with widespread benefit. The City also supports non-profits’ efforts to raise private funds.

Another obstacle to meeting underserved needs is that the location of many available services is in the City of Stockton. The City works closely with the transit agencies to improve access, and there are hourly public transportation linkages between Lodi and Stockton. The City has also encouraged non-profit agencies to operate “satellite” offices within the City of Lodi.

## EFFORTS TO FOSTER AND MAINTAIN AFFORDABLE HOUSING

Although the current economy offers significant challenges to many households, one bright side is that the housing stock affordable to low-income families has expanded significantly as a result of falling prices and historically low interest rates.

Based on the median income published by HUD, a four-person low-income household (80% AMI) can currently afford a mortgage of about \$280,000 and a one-person household could afford about \$184,000.

For the 12 months ending January 2012, the median home sales price was \$145,000. The median rent for the same period was \$1,334.

# 2012-13 ACTION PLAN

In 2012-13, the City will offer several programs to foster and maintain affordable housing. The home accessibility modification program operated by DRAIL will assist disabled persons with the improvements necessary to remain in their own homes. Improvements to the Lodi House will address needed repairs to improve energy efficiency, thus reducing the operating cost of the facility. The Housing Rehabilitation Program will assist low-income homeowners with needed repairs.

Many of the City's efforts to foster and maintain affordable housing relate to the Housing Element. The City recently updated its General Plan Housing Element, which was certified in 2011. The City's 2010-16 Housing Element includes a number of important programs to facilitate the development of affordable housing in Lodi. These include the following.

- **Zoning Ordinance revisions.** The City will revise the Lodi Municipal Code (Zoning Ordinance) to reduce barriers to, and provide incentives for, the construction and conservation of a variety of housing types.
- **Revise and Monitor the Growth Management Program.** The City will exempt affordable housing from the growth management restrictions. The City will monitor the impact of the Growth Management Program on the provision of housing of all types.
- **Land Inventory.** The City will maintain a current inventory of vacant and under-utilized land suitable for residential development.
- **Pursuit of state and federal funds in support of housing construction.** The City continues to pursue available and appropriate state and federal funding sources to support efforts to construct housing meeting the needs of low- and moderate-income households, to assist persons with rent payments required for existing housing units, to provide supportive services, and to provide on- and off-site improvements and public facilities, in support of affordable housing projects.
- **Promotion of the City's multifamily housing development standards.** The City will promote its multifamily development standards through the Community Development Department's link to the City's website, information brochures available at the Community Development Department, pre-application meetings, and a notice to the local homebuilder, realtor, and contractor associations.
- **Large Lot Subdivision.** The City will facilitate the division of lots over ten acres to enable the development of affordable housing.
- **Evaluate Applications for Demolition of Residential Structures.** The City will evaluate applications for the demolition of residential structures to determine the impact on affordable housing, and require mitigation in the form of replacement housing.

# 2012-13 ACTION PLAN

The City does not anticipate providing rental assistance, as this is provided by the San Joaquin Housing Authority, and also does not expect to acquire any existing rental units.

## REMOVE BARRIERS TO AFFORDABLE HOUSING

The City is undertaking a number of actions to reduce potential barriers and constraints to affordable housing, as well as promote housing for special needs populations. These include allocating prior-year CDBG and HOME funds (through the Urban County) in support of affordable housing development, as well as providing regulatory incentives, density incentives, and several other measures to affordable housing developers. These are described in more detail in the City's 2010-2016 Housing Element.

## V. CDBG-SPECIFIC REQUIREMENTS

### INSTITUTIONAL STRUCTURE

The Community Development Department is responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Action Plan. The Neighborhood Services Division within the department is specifically charged with these tasks. The division works in close consultation with the City's advisory committees and the City Manager.

The City has designated staff positions to administer the programs and activities funded with CDBG funds. These staff members work with the individual City departments, such as Public Works and Parks and Recreation, to develop procedures and coordination for administering programs that will be carried out by these departments. The CDBG staff also provide technical assistance to non-profits on properly administering CDBG funds and developing CDBG-eligible activities.

### EFFECTIVE COORDINATION

The City will continue to work closely with San Joaquin County, which borders the City on all sides. The City will also continue to work with many of the non-profits in the community, including the Salvation Army, LOEL, and Community Partnership for Families, to address the regional issues that affect the needs of target-income persons, as well as special needs populations. A City staff representative will continue to attend bi-monthly meetings of "A Hand Up" homeless subcommittee.

### PUBLIC HOUSING NEEDS

While two public housing complexes are located in Lodi, they are administered by the San Joaquin Housing Authority, which serves as the housing authority for the County. The City of Lodi does not have its own local housing authority. Resident initiatives are handled directly by the San Joaquin Housing Authority.

### ANTI-POVERTY STRATEGY

The City's anti-poverty strategy is based on providing a range of housing, employment, and supportive service opportunities aimed at enabling those in poverty to move into the

# 2012-13 ACTION PLAN

workforce. During the 2012-13 program year, the City will also continue to support activities that preserve and expand the supply of housing that is affordable to target-income households. The City works closely with the Salvation Army, which focuses on improving self-sufficiency and offers employment training to formerly homeless individuals through its culinary arts and other programs.

The City's support of the Second Harvest Food Bank is another strategy in support of reducing poverty. While the Food Bank does not directly provide employment or social service opportunities, many persons receiving the food assistance are referred to other social services.

## LEAD-BASED PAINT HAZARDS

While most housing units were built after 1978 in Lodi, the City will work together with the County Public Health Department to monitor incidences of elevated blood levels. The City's Code Enforcement division will respond to calls regarding lead-based paint, and may require landlords to fix chipping paint.

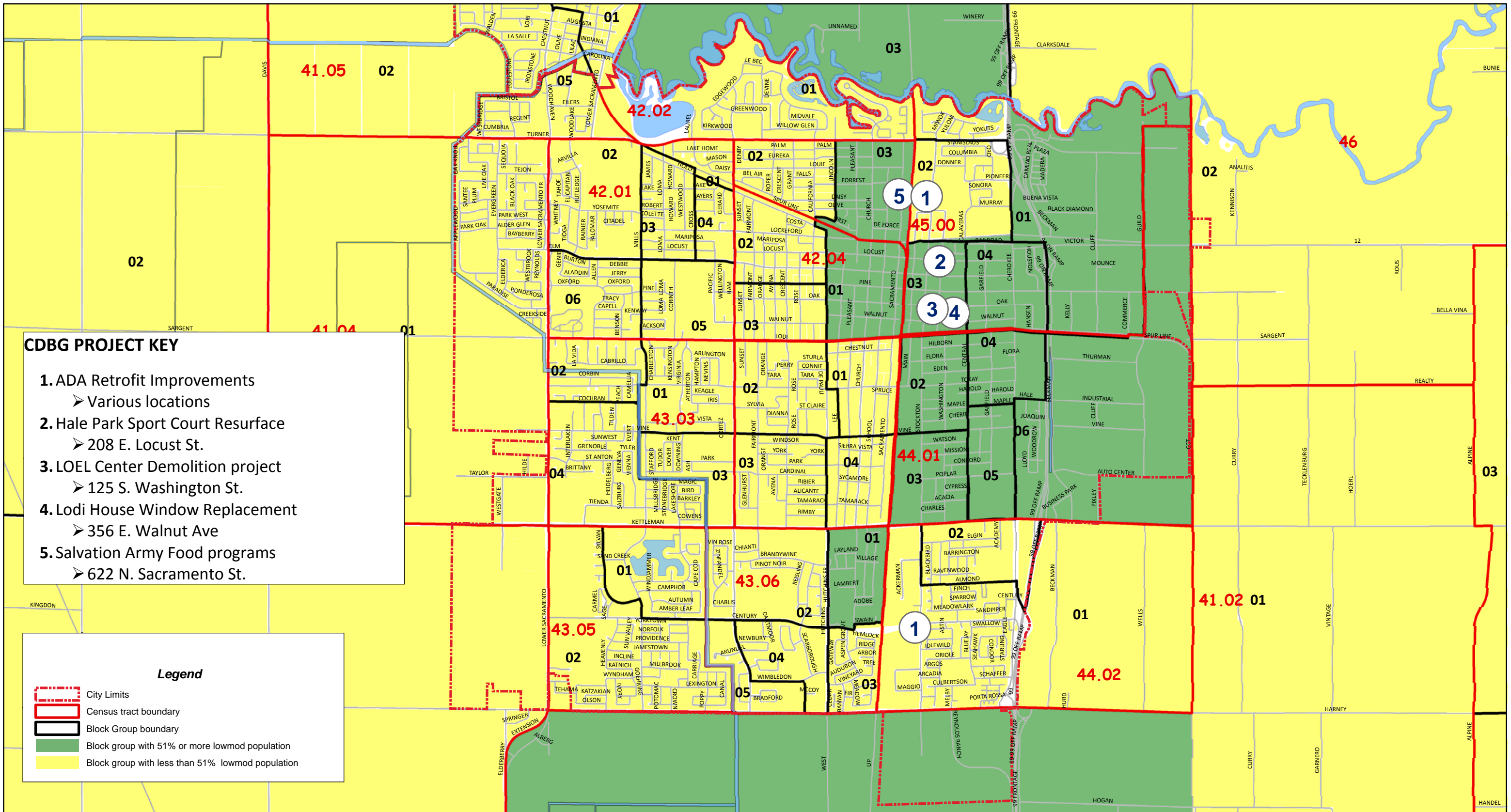
In the event that requests for funding of lead abatement are received, the City will consider creation of a residential rehabilitation program that would include lead abatement as an eligible activity. The City will also pursue funding from other resources for a housing rehabilitation program; possible funding sources include CalHome and HOME funds through the California Department of Housing and Community Development. As required by the funding source, housing rehabilitation programs will comply with the Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999. The procedures regarding lead-based paint in both rehabilitation programs will include:

- Notification of potential lead-based paint hazards;
- Identification; and
- Treatment (if necessary).

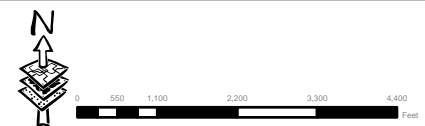
## MONITORING PLAN

The City of Lodi has developed a monitoring system to ensure that the activities carried out in furtherance of the Plan are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of the monitoring plan are described in more detail in the Consolidated Plan (p. 3-16).

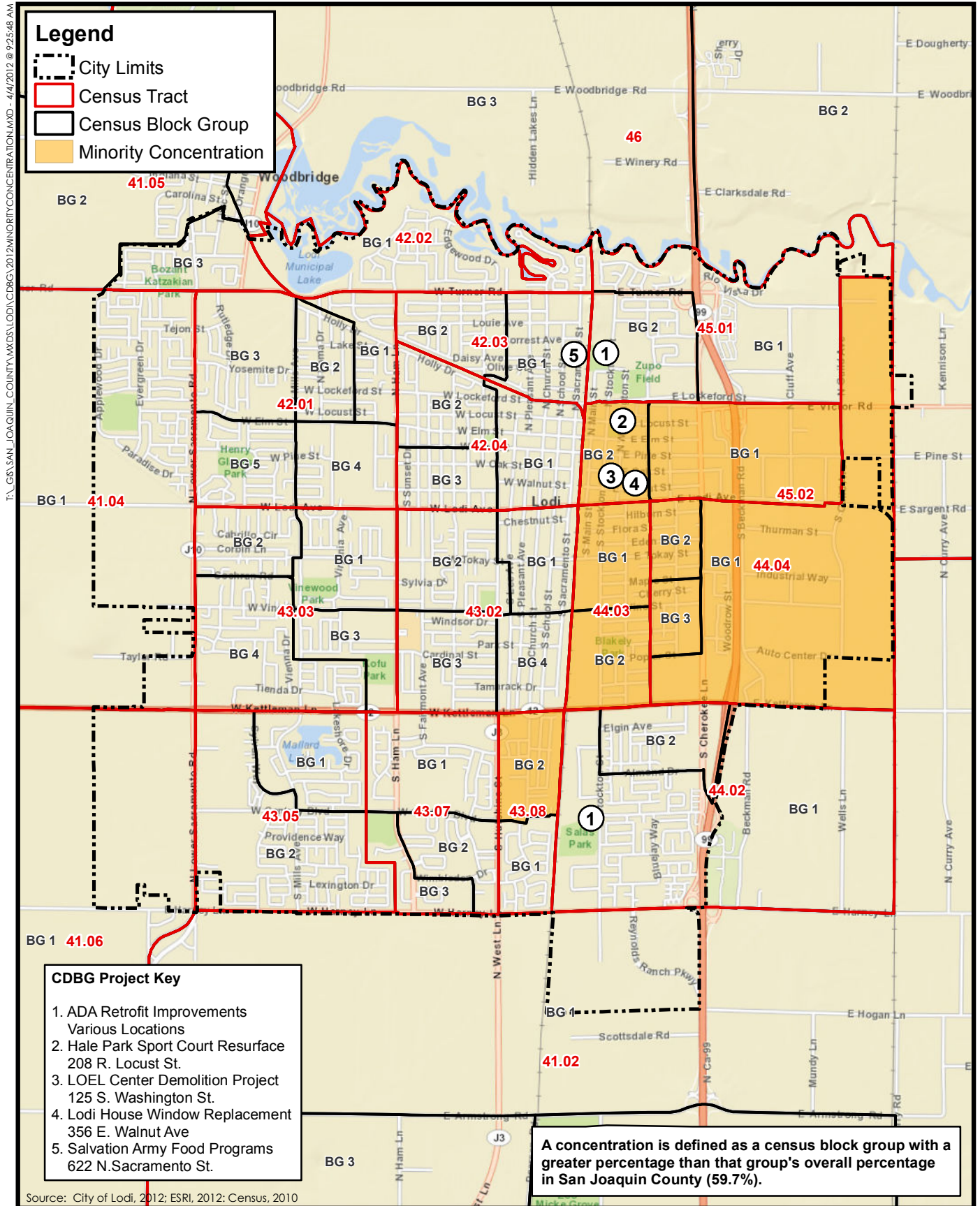




## LODI AREA LOWMOD POPULATION BY BLOCK GROUP



The information on the map is the most current information available to the City. The City of Lodi does not warrant its accuracy, completeness, or suitability for any particular purpose. The information on this map is not intended to replace engineering, planning financial or primary records research.



Areas of Minority Concentration

**SECTION 108  
GUARANTEED LOAN PROGRAM  
APPLICATION**

**City of Lodi**

**The Lodi Grape Bowl Improvements  
Project**

**May 2, 2012**



**EXHIBIT E**



# **The Lodi Grape Bowl Improvements Project**

**221 Lawrence Avenue**

**Lodi, California 95240**

## SECTION 1 – PROJECT DESCRIPTION

The purpose of the Section 108 Guaranteed Loan application is to assist with public facility improvements to the Lodi Stadium, also known as the “Grape Bowl.” These improvements are primarily to improve public access to the stadium.

The stadium was originally constructed as a closed oval bowl by excavating the field and constructing an earthen berm wall surrounding it. Historically, access to the stadium was by climbing the back side of the berm from street level. The historic access ramps are steep and without handrails or resting platforms.

At one point the east end of the bowl (the rear of the stadium) was opened by removing the berm. This allowed access at the field level, and access by a pathway constructed to meet current accessibility requirements for grade and landings. There are two accessible parking spaces in the rear of the stadium that are accessed through the service entrance. The main entrance at the west end is still served by the historic access ramp.

More recently, the west end of the bowl (the front and main entrance to the stadium) was opened by removing the berm wall.

The City is proposing to construct a new public entrance at the west end. The west end is accessed by a larger street and is served by a City parking lot across the street.

The new public entrance will allow the City to construct a new accessible path of travel to stadium seating. The City will construct this path of travel, new accessible seating areas, and accessible facilities as part of constructing a new grade level public entrance on the west end. The project can be summarized into the following five (5) components.

1. Construction of the on-grade entry plaza.
2. Construction of the entry plaza structure. The structure will include a ticket window, concessions, and restrooms.
3. Construction of new ADA compliant seating areas and new paths of travel.
4. Construction of four (4) additional ADA compliant parking spaces.
5. Abandonment of existing entry ramp and ticket booths.

The City is seeking to fund a portion of the work with Section 108 Guaranteed Loan funds. That portion would be the work necessary to remove “material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons to public facilities and improvements” as described at 24 CFR 570.201(c). The City of Lodi Public Works Department has evaluated each element of the proposed project and has determined the appropriate

percentage of the costs that are eligible per the aforementioned CDBG regulations. Those eligible costs are identified in the cost breakdown provided in Section 2 of this application.

The specific work we believe is eligible is described below. The City is relying on the CDBG “Desk Guide” and the 1994 HUD Westmoreland County, PA policy memorandum (<http://1.usa.gov/vchLHJ>) in making that determination.

1. Construction of the on-grade entry plaza.

As part of allowing the full use of the facility, the City would fund a portion of the construction of the entry plaza with Section 108 Guaranteed Loan funds. The portion of the work to be funded would be that related to the new accessible path of travel and ADA compliant seating areas along the perimeter of the plaza that overlooks the playing field. This would include paving, curbs, tactile surfacing, markings and signage.

2. Construction of the entry plaza structure. The structure will include a ticket window, concessions, and restrooms.

As part of allowing the full use of the facility, the City would fund a portion of the construction of the entry plaza structure with Section 108 Guaranteed Loan funds. The portion to be funded with Section 108 Guaranteed Loan funds would be the costs associated with modifying the structure to be accessible.

- Accessible ticketing window.
- Accessible concession window/counter.
- Accessible restrooms.

3. Construction of new ADA compliant seating areas and new accessible paths of travel.

A portion of the construction of the accessible path of travel and the entire cost of the new seating areas would be funded with Section 108 Guaranteed Loan funds.

- Modifications to the curb and street crossing.
- Construction of retaining walls.
- Grading, curbing, flatwork, railing and all related work to construct the path of travel from the on-grade entrance to the accessible seating areas.
- Construction of new accessible seating areas in the stands and at field level.

4. Construction of four (4) additional ADA compliant parking spaces.

The entire cost of creating new ADA compliant parking spaces serving the stadium would be Section 108 Guaranteed Loan funded. This would include paving, striping, signage, tactile surfacing, and curbing.

5. Abandonment of existing entry ramp and ticket booths.

The costs related to abandonment of the historic entrance would not be funded through the Section 108 Guaranteed Loan.

SECTION 2 – SOURCES AND USES

The City of Lodi proposes to the following sources of funding for this project.

Waste Management Grant	\$1,000,000
Section 108 Guaranteed Loan	\$ 808,186
Private Donations	\$ 129,000
Continuing Capital Campaign	<u>\$ 245,960</u>
Total	\$2,183,146

Funding for this project will be used as follows.

Description	Unit	Cost	Cost/Unit	Total Cost	CDBG %	CDBG Amount
Sitework	LS	1	\$65,000	\$65,000	80%	\$52,000
Ramp Flatwork	SF	4125	\$15	\$61,875	80%	\$49,500
Ramp Curbing	LF	690	\$35	\$24,150	80%	\$19,320
Plaza Flatwork	SF	14807	\$7	\$103,649	64%	\$66,335
Plaza Subgrade	SF	14807	\$2	\$29,614	64%	\$18,953
Retaining Walls (concrete)	LF	200	\$600	\$120,000	30%	\$36,000
ADA Seating (upper course)				\$55,000	100%	\$55,000
ADA Parking Path of Travel				\$40,000	100%	\$40,000
Structures (Restroom/Concession/Ticket)				\$645,000	51%	\$328,950
Furnishing and Fixtures				\$70,000	51%	\$35,700
Fencing				\$60,000	0	0
Utilities				\$195,000	0	0
Landscape and Irrigation				\$140,000	0	0
Scoreboard				\$155,000	0	0
Stadium Lighting Improvements				\$55,000	0	0
Subtotal				\$1,819,288	39%	\$701,758
Contingency (15%)				\$272,893		\$106,428
Construction Administration (5%)				\$90,964		
<b>Total Project Cost</b>				<b>\$2,183,146</b>		<b>\$808,186</b>

### SECTION 3 – INSTITUTIONAL ARRANGEMENTS

The City of Lodi will borrow the Section 108 Guaranteed Loan funds to undertake the project. The loan funds will not be allocated to a separate designated public agency and the City will not re-lend the loan funds to a third-party developer.

### SECTION 4 – REPAYMENT SCHEDULE

The City of Lodi would prefer to repay the principal amount in 15 annual payments of \$53,000. In addition, the City of Lodi would prefer to include interest payments of approximately \$14,000 each of those 15 years for a combined principal and interest payment of \$67,000 per year.

Furthermore, the City prefers to have the principle and interest payment installments for the Section 108 loan drawn directly from the City's annual Community Development Block Grant (CDBG) entitlement allocation each year, beginning with the 2013/14 allocation.

### SECTION 5 - COLLATERAL

In the event that CDBG funds are no longer available for repayment of the Section 108 loan, the City of Lodi pledges its General Fund as the alternative source for repayment, following the same repayment schedule identified in Section 4 of this application.

### SECTION 6 – TIME TABLE & STAGES

August 2012	Approve Plans and Specifications and Authorize Advertisement for Bids
August 2012	Advertise for Bids
September 2012	Bid Opening
October 2012	Award Contract
November 2012	Commence Work
May 2013	Project Completion
July 2013	Accept Improvements

#### SECTION 7 – ELIGIBLE ACTIVITIES

Public facilities and improvements;  
24 CFR 570.201(c)

#### SECTION 8 – NATIONAL OBJECTIVE

Activities Benefiting Low/Mod Income Persons;  
Specifically, the removal of material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons to public facilities and improvements;  
24 CFR 570.208(a)(2)(ii)

#### SECTION 9 – PUBLIC BENEFIT STANDARDS

Not applicable.

#### SECTION 10 – CITIZEN PARTICIPATION PLAN

This application is included within the 2012/13 Annual Action Plan process and incorporated in the two public hearings that were held on March 21 and May 2, 2012, at the Lodi City Council meetings. A public notice announcing availability of the Draft Annual Action Plan was published in the Lodi News-Sentinel on March 2, 2012. The draft Annual Action Plan and this application were made available for public review during a public comment period from April 2, 2012 to May 2, 2012. There was no public comment received regarding the Section 108 Loan Application.



RESOLUTION NO. 2012-56

A RESOLUTION OF THE LODI CITY COUNCIL  
APPROVING THE FINAL ACTION PLAN FOR THE  
2012/13 FEDERAL ALLOCATION OF COMMUNITY  
DEVELOPMENT BLOCK GRANT FUNDS

=====

WHEREAS, the Department of Housing and Urban Development (HUD) has determined that the City of Lodi, California, is entitled to Community Development Block Grant (CDBG) as an entitlement community for fiscal year 2012113 Federal allocation; and

WHEREAS, the City of Lodi has been notified that the allocation for the 2012113 fiscal program year will be \$630,001; and

WHEREAS, that annual allocation is being supplemented with an additional \$111,540 in Program Income, for a total funding amount for 2012/13 of \$741,541; and

WHEREAS, the City of Lodi has held, with proper notification, a public hearing at the City Council meeting of March 21, 2012, to receive comments and proposals from the public regarding the projected use of CDBG funds and provided the public with adequate information concerning the amount of funds available for community development activities, the range of eligible activities, and other important requirements; and

WHEREAS, staff therefore recommends the following allocations:

PROGRAM ADMINISTRATION \$126,000

CITY CAPITAL PROJECTS (\$365,041)

- ADA Retrofit Improvements (\$290,041)
- Hale Park Sport Court Resurfacing (\$75,000)

CITY SERVICE PROGRAMS (\$75,000)

- Spay/Neuter Program (\$25,000)
- Graffiti Abatement (\$50,000)

CBO CAPITAL PROJECTS (\$135,000)

- LOEL Center - Demo 125 S. Washington (\$120,000)
- Lodi House - Window Replacement (\$15,000)

CBO SERVICE PROGRAMS (\$40,414)

- San Joaquin Fair Housing - Fair Housing Services (\$17,914)
- Second Harvest Food Bank - Food Assistance Programs (\$7,500)
- Salvation Army - Food Programs (\$15,000)

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby approve the Final 2012/13 Annual Action Plan, which includes the recommended 2012/13 Federal allocations of CDBG funds and the reallocation of available Program Income to the projects recommended by staff in the amount of \$741,541 as indicated above.

Dated: May 2, 2012

=====

I hereby certify that Resolution No. 2012-56 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 2, 2012, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Johnson, Katzakian, and  
Mayor Mounce

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – Nakanishi

ABSTAIN: COUNCIL MEMBERS – None



RANDI JOHL  
City Clerk

RESOLUTION NO. 2012-57

A RESOLUTION OF THE LODI CITY COUNCIL  
APPROVING THE FINAL SECTION 108 LOAN  
GUARANTEE PROGRAM APPLICATION

=====

WHEREAS, the Department of Housing and Urban Development (HUD) has determined that the City of Lodi, California, is an entitlement community and is therefore eligible to receive an annual allocation of Community Development Block Grant (CDBG) funds; and

WHEREAS, as an entitlement community, the City of Lodi is eligible to apply to the Section 108 Loan Guarantee Program, which is a provision of the CDBG program that provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects; and

WHEREAS, the construction, reconstruction, or installation of public facilities (including street, sidewalk, and other site improvements) are considered eligible activities for the Section 108 funding; and

WHEREAS, the City of Lodi is proposing to make public facility improvements to the Lodi Stadium, also known as the "Grape Bowl," primarily to improve public access to the stadium through a new public entrance; and

WHEREAS, the City of Lodi currently has commitments of \$1,000,000 from Waste Management and \$129,000 from private donations to fund this project, and has committed to raise the remaining \$245,960 necessary to complete this project through a continuing capital campaign; and

WHEREAS, the City is seeking to fund a portion of those improvements with Section 108 Guaranteed Loan funds and that those portions funded with the Section 108 loan would be for work necessary to remove "material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons" as described at 24 CFR 570.201(c); and

WHEREAS, the City of Lodi Public Works Department has evaluated each element of the proposed project and relying on the CDBG Desk Guide and the 1994 HUD Westmoreland County, PA policy memorandum has determined the percentage of the costs that are eligible per the aforementioned CDBG regulations.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby approve and authorize the submittal of the Section 108 Loan Guarantee Program application for the estimated \$808,856 worth of CDBG-eligible ADA improvements at the Lodi Grape Bowl facility under the following terms and conditions:

1. City of Lodi's preference to repay the principle and interest in fifteen (15) annual payments of \$67,000.

2. That the principle and interest installments for the Section 108 loan be drawn directly from the City of Lodi's annual CDBG entitlement allocation each year, beginning with the 2013/14 allocation.
3. That, in the event that CDBG funds are no longer available to the City of Lodi for the repayment of the Section 108 loan, the City of Lodi pledges its General Fund as the alternative source of repayment, following the same repayment schedule identified for CDBG funds.

Dated: May 2, 2012

=====

I hereby certify that Resolution No. 2012-57 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 2, 2012, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Johnson, Katzakian, and  
Mayor Mounce

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – Nakanishi

ABSTAIN: COUNCIL MEMBERS – None



RANDI JOHL

City Clerk

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2012/13

# CDBG Action Plan

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Presented by  
Community Development Department

May 2012

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# 2012/13 CDBG Action Plan

- Annual Allocation Process
  - 4<sup>th</sup> Year as an Entitlement Community
- Lodi's Allocation: \$630,001
  - 6.7% reduction
- Supplemental Program Income from SJC
  - \$111,540
- Additional Element of 2012/13 Annual Action Plan
  - Section 108 Loan Application for Grape Bowl Project

# 2012/13 CDBG Funding Availability

<b>2012/13 CDBG Allocation</b>	<b>\$630,001</b>
20% Program Administration	<b>(\$126,000)</b>
Supplemental Program Income	<b>\$111,540</b>
Adjusted Balance Available for Distribution	<b>\$615,541</b>
60% Set-aside for City Projects/Services	<b>\$369,325</b>
40% Set-aside for CBO Projects/Services	<b>\$246,216</b>
15% Public Service Cap	<b>\$115,414</b>

<b>Service/Project</b> Agency/Organization	<b>Rating</b> <b>Score</b>	<b>Activity</b> <b>Type</b>	<b>Funding</b> <b>Request</b>	<b>Funding</b> <b>Recommendation</b>
<b>Demolition of 125 S. Washington</b> LOEL Center & Gardens	81	Public Facility	\$105,000	\$120,000
<b>Window Replacement</b> Lodi House – Transitional Housing Site	74	Public Facility	\$13,000	\$15,000
<b>Fair Housing Services</b> SJC Fair Housing	94	Public Service	\$18,000	\$17,914
<b>Food Distribution Programs</b> Second Harvest Food Bank	94	Public Service	\$10,000	\$7,500
<b>Food Programs</b> Salvation Army - Lodi	94	Public Service	\$20,000	\$15,000
<b>Mobile Farmer's Market</b> Emergency Food Bank	89	Public Service	\$1,500	0
<b>Family Reunification Services</b> Share Homes Family Services	82	Public Service	\$20,000	0
<b>Farm to Family Program</b> Collaborative of Hunger	82	Public Service	\$5,000	0
<b>Family Support Services</b> Community Partnership	82	Public Service	\$15,000	0
<b>Sunrise Program</b> El Concilio	77	Public Facility	\$17,100	0



<b>Service/Project</b> Department	<b>Activity Type</b>	<b>Requested Funding</b>	<b>Funding Recommendations</b>
<b>ADA Retrofit Improvements</b> Public Works	Public Facility	\$224,325	\$290,041
<b>Hale Park Sport Court Resurfacing</b> Parks & Recreation	Public Facility	\$75,000	\$75,000
<b>Spay and Neuter Program</b> LPD – Animal Services	Public Service	\$25,000	\$25,000
<b>Graffiti Abatement</b> Public Works	Public Service	\$50,000	\$50,000

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# 2012/13 CDBG Funding Availability

- Initial Public Hearing held on March 21<sup>st</sup>
    - Draft Annual Action Plan Approved
    - 30 day period for public review and comment.
      - One comment received in support of Spay/Neuter Program funding.
  - 2<sup>nd</sup> Public Hearing
    - Final Annual Action Plan for 2012/13
      - Including 2012/13 CDBG funding allocations.
    - Recommendation is for approval as submitted.
    - Submit Action Plan to HUD by May 15<sup>th</sup>.
-

<b>Service/Project</b> Agency/Organization	<b>Activity Type</b>	<b>Requested Funding</b>	<b>Recommended Funding</b>
<b>Demolition of 125 S. Washington</b> LOEL Center & Gardens	Public Facility	\$105,000	\$120,000
<b>Window Replacement</b> Lodi House – Transitional Housing Site	Public Facility	\$13,000	\$15,000
<b>Fair Housing Services</b> SJC Fair Housing	Public Service	\$18,000	\$17,914
<b>Food Distribution Programs</b> Second Harvest Food Bank	Public Service	\$10,000	\$7,500
<b>Food Programs</b> Salvation Army - Lodi	Public Service	\$20,000	\$15,000
<b>ADA Retrofit Improvements</b> Public Works	Public Facility	\$224,325	\$290,041
<b>Hale Park Sport Court Resurfacing</b> Parks & Recreation	Public Facility	\$75,000	\$75,000
<b>Spay and Neuter Program</b> LPD – Animal Services	Public Service	\$25,000	\$25,000
<b>Graffiti Abatement</b> Public Works	Public Service	\$50,000	\$50,000

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# 2012/13 CDBG Action Plan

- Section 108 Loan Authorization - Grape Bowl Project
  - ❑ Loan guarantee provision linked to CDBG Program.
  - ❑ Leverage 5x annual CDBG allocation (\$3.15M).
  - ❑ Below-market interest rates (<3%)
  - ❑ Flexible options/terms.
    - Pledge repayment from future CDBG allocations.
      - ❑ Identify additional source in case CDBG Program is discontinued.

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# 2012/13 CDBG Action Plan

- Grape Bowl Renovation Project – Application
  - Project Description
  - Sources and Uses
    - Amount of funding requested: Estimated cost of eligible improvements: \$808,856
  - Institutional Arrangement
    - City is borrowing loan funds to undertake the project.
  - Preferred Repayment Schedule
    - 15 years – \$67,000

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# 2012/13 CDBG Action Plan

- Grape Bowl Renovation Project – Application
  - Collateral
    - General Fund as additional security.
  - Eligible Activities
    - Public facilities and improvements;
  - National Objective
    - Activities Benefiting Low/Mod Income Persons;
    - Specifically, the removal of material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons to public facilities and improvements;

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# 2012/13 CDBG Action Plan

- Grape Bowl Renovation Project – Application
  - Citizen Participation Plan
    - Amendment to Consolidated Plan.
    - Accomplished as part of the 2012/13 Annual Action Plan process
      - 1<sup>st</sup> Public Hearing on March 21<sup>st</sup>.
      - Section 108 application available for citizen review and comment for 30 days.
        - There have been no comments received.
      - Final application presented at this public hearing before submittal to HUD.

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# 2012/13 CDBG Action Plan

- Questions or Comments?
  - Public Hearing
  - Adopt Two Resolutions
    - ❑ Resolution approving the Final Annual Action Plan for 2012/13.
    - ❑ Resolution approving the Final Section 108 Loan Guarantee Program application.
-



# CITY OF LODI

## LEGAL ADVERTISEMENT

### ADVERTISING INSTRUCTIONS

SUBJECT: NOTICE OF PUBLIC HEARING FOR APPROVAL OF 2012-13  
ANNUAL ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK  
GRANT FUNDING AND SECTION 108 LOAN GUARANTEE  
PROGRAM APPLICATION

PUBLISH (DATES): April 19, 2012

TEAR SHEETS WANTED: 1 EXTRA (ONLY) DELIVER TO: Community  
Development Dept.

AFFIDAVIT & BILL TO: Community Development - CDBG  
City of Lodi  
221 W. Pine Street  
Lodi, CA 95241

DATE: April 17, 2012 ORDERED BY: Joseph Wood

TITLE: Neighborhood Services Division Manager



## **DECLARATION OF POSTING**

### **PUBLIC HEARING TO APPROVE THE FINAL 2012/13 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND SECTION 108 LOAN GUARANTEE PROGRAM APPLICATION**

On Thursday, April 19, 2012, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to approve the Final 2012/13 Annual Action Plan for the Community Development Block Grant Program and Section 108 Loan Guarantee Program Application (attached and marked as Exhibit A) was posted at the following locations:

Lodi Public Library  
Lodi City Clerk's Office  
Lodi City Hall Lobby  
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 19, 2012, at Lodi, California.

ORDERED BY:

**RANDI JOHL  
CITY CLERK**

  
JENNIFER M. ROBISON, CMC  
ASSISTANT CITY CLERK

\_\_\_\_\_  
MARIA BECERRA  
ADMINISTRATIVE CLERK



## **DECLARATION OF MAILING**

### **PUBLIC HEARING TO APPROVE THE FINAL 2012/13 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND SECTION 108 LOAN GUARANTEE PROGRAM APPLICATION**

On Thursday, April 19, 2012, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a Notice of Public Hearing to approve the Final 2012/13 Annual Action Plan for the Community Development Block Grant Program and Section 108 Loan Guarantee Program Application, attached hereto marked Exhibit A. The mailing list for said matter is attached hereto marked Exhibit B.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 19, 2012, at Lodi, California.

**ORDERED BY:**

**RANDI JOHL  
CITY CLERK, CITY OF LODI**

  
JENNIFER M. ROBISON, CMC  
ASSISTANT CITY CLERK

\_\_\_\_\_  
MARIA BECERRA  
ADMINISTRATIVE CLERK

**LEGAL NOTICE****NOTICE OF PUBLIC HEARING FOR APPROVAL OF THE FINAL 2012-13  
COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN AND A  
SECTION 108 LOAN GUARANTEE PROGRAM APPLICATION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Wednesday, May 2, 2012 at 7:00 p.m. or as soon thereafter as the matter may be heard, in the Lodi City Council Chambers, 305 West Pine Street, Lodi, CA 95241 in order to approve the 2012-13 Community Development Block Grant (CDBG) Program Annual Action Plan and an application to the Section 108 Loan Guarantee Program. The City will receive \$630,001 in CDBG funds for 2012/13. That annual allocation is being supplemented with an additional \$111,540 in Program Income, for a total funding amount for 2012/13 of \$741,541.

The CDBG program provides funding for activities that benefit low-income persons, eliminate slum or blight, or serve an urgent need. Eligible activities include property acquisition, public improvements, housing rehabilitation, economic development, and public services.

Section 108 is the loan guarantee provision of the Community Development Block Grant (CDBG) program that provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects.

As a recipient of Community Development Block Grant (CDBG) funding, the City has developed an Action Plan that describes the activities proposed to be funded in 2012-13. The Action Plan generally describes how the City will utilize program funds for eligible activities during the fiscal year. The Action Plan can be amended as needed to reallocate funds to housing and community development activities.

The release of this notice is part of the City's activities to fulfill federal Consolidated Plan citizen participation requirements for both the CDBG Program and the Section 108 Loan Guarantee Program. The Annual Action Plan and the Section 108 Loan Application must be available to the public and the City must provide reasonable access to documents. The public review and comment period for both the Draft Action Plan and the Draft Section 108 Loan Application began on April 2, 2012 and will end May 2, 2012.

The purpose of this public hearing will be to give citizens an opportunity to make their comments known regarding the proposed funding allocations, community needs and potential activities to be funded under the CDBG Program and through the Section 108 Loan Guarantee Program. If you are unable to attend the public hearing, you may direct written comments to the City Clerk, City of Lodi, PO Box 3006, Lodi, CA 95241, or you may telephone (209) 333-6711. In addition, information is available for review at Lodi City Hall (221 West Pine Street) between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

The City promotes fair housing and makes all its programs available to low- and moderate-income families regardless of age, race, color, religion, sex, national origin, sexual preference, marital status or handicap.

Neighborhood Services Manager  
Joseph Wood

Dated: April 18, 2012

**2012/13 CDBG Applicant Mailing List**

Capt. Dan Williams  
c/o Salvation Army, Lodi Corps  
PO Box 1388  
Lodi, CA 95241

Malcolm Berean  
c/o Share Homes Family Services  
210 N. School Street  
Lodi, CA 95240

Mike Mallory  
c/o Second Harvest Food Bank  
704 E. Industrial Park Drive  
Manteca, CA 95337-6116

Suzanne Mangum  
c/o Lodi House  
801 S. Washington Street  
Lodi, CA 95240

Federico Navarro  
c/o Emergency Food Bank of Stockton/San  
Joaquin  
7 W. Scotts Avenue  
Stockton, CA 95202

Tim Viall  
c/o Emergency Food Bank of Stockton/San  
Joaquin  
7 W. Scotts Avenue  
Stockton, CA 95202

Peggy Wagner  
c/o San Joaquin County Fair Housing Association  
247 E. Miner Ave  
Stockton, CA 95202

Kristi Rhea  
c/o Housing Authority of the County of San  
Joaquin  
448 S. Center Street  
Stockton, CA 95202

Tracy Williams  
c/o LOEL Foundation, Inc.  
105 S. Washington Street  
Lodi, CA 95240

Francisco Trujillo  
c/o Community Partnership for Families  
P.O. Box 1569  
Stockton, CA 95201

Lynette Lucaccini  
c/o El Concilio  
224 S. Sutter Street  
Stockton, CA 95203